

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 7, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Pete Emigh, Cindy Spoljaric, Steve Hoover, Bob Horkay, Bill Sanders, Bob Spraez, and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner; Brian Zaiger, City Attorney

Approval of the Minutes

Motion to approve minutes of February 22, 2011 as amended.

Motion: Horkay; Second: Spoljaric; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1103-DP-02 & 1103-SIT-01
Petitioner	StorAmerica
Description	4420 East 146 th Street Real America Development LLC requests a Development Plan Review and a Site Plan Review for a storage facility on approximately 7 acres located in the 146 th Street Commerce Centre PUD.

Todd reviewed the proposal, which is a development plan for a self-storage facility located on 146th Street, east of the Setters Run subdivision. Todd added that plans have been reviewed by the Technical Advisory Committee at the February 22 meeting. Todd reviewed the development plan process for the Commission.

Smith asked Todd to briefly identify TAC comments.

Todd responded that there were a number of landscaping issues, but not any other significant issues.

Sanders stated that Real America Development is a current client of his firm and asked Zaiger if he should recuse himself from this item.

Zaiger responded yes.

Sanders left the meeting at 7:09.

Mr. Jesse Pohlman, Baker & Daniels, introduced John Sullivan of Real America Development, and Brian Robinson, Stoeppelwerth & Associates. He reviewed the proposal and discussed tree preservation, architectural style, and HVAC units..

Spoljaric expressed concern regarding Setters Run homeowners being able to see into the two-story structure.

Sullivan responded that the second-story will be a solid wall, and there will be no windows to see into the self-storage units themselves.

Hoover asked about the height of the screen wall on the western property line versus the height of the two-story building, as viewed from Setters Run.

Sullivan responded that the wall is approximately (12) twelve feet and the building is approximately twenty-two (22) feet.

Hoover expressed concern regarding the architecture of the perimeter storage buildings. He asked what the 146th Street elevation looks like.

Sullivan responded brick front.

Hoover stated that he would like to see the ends of the two buildings look more like the office than the storage buildings.

Sullivan responded this could be done.

Spoljaric received a comment from a Setters Run resident, and one of the issues was the detention area looked twice as big as originally thought.

Pohlman responded that the concept plan basically delineated the whole rear part of the property for detention and so the pond and detention area being proposed now has been engineered to fit easily within that area.

A Public Hearing opened at 7:21 p.m.

Mr. Jordan Worley, representing the HOA Board of Setters Run, expressed concern regarding the height of the building and asked if there is a limit on the height. He also expressed concern regarding the light pollution of the site and if there are lights on the second story of the building.

Mr. Jerry McNeal asked about the use of a two-story office building in the middle of a storage facility. He expressed concern regarding access to the facility, the gate location, and the safety of children whose homes back up to the facility.

The Public Hearing closed at 7:26 p.m.

Sullivan responded that the first floor of the two-story building would be used as office space and that the second story would be used as climate-controlled storage units.

Sullivan addressed light pollution stating that there is a rating of 0 candle-power along the perimeter of the property. He added that lights on the interior of the development will be eight (8) feet and will be facing downward, adding that lights will not be shining upward.

Sullivan responded that the hours of the office will be 9:30 a.m. to 6:00 p.m. and that gate access will be from 6:00 a.m. to 9:00 p.m.. He added that there are gates in the fence, which are required by the fire department and will be locked at all times.

Hoover asked if the retention area is inside or outside of the fenced area.

Pohlman responded that it is outside the fenced area.

COMMISSIONER COMMENTS

Hoover stated that the Council approved the sign ordinance sent by the Commission after making some relatively minor clarification changes, and that Council and staff agreed the ordinance would not need to come back before the Plan Commission.

STAFF COMMENTS

Todd updated the Commission on the Symphony project, stating that a letter has been sent to the petitioner notifying them that at the March 21, 2011 APC meeting the project would likely be dismissed. He added that the petitioner has not responded and has not submitted any new information, so staff is anticipating this item to be dismissed from the agenda March 21, 2011.

ADJOURNMENT (7:35 p.m.)

Approved (date)

President, Robert Smith, Esq.

Vice President, Cindy Spoljaric

Secretary, Matthew S. Skelton, Esq.